

# PLANNING AND ZONING COMMISSION

JANUARY 9, 2025

Comprehensive Plan Update

*Somerset County,  
Maryland*

DEPARTMENT OF TECHNICAL AND  
COMMUNITY SERVICES

READY <sup>SOMER</sup> SET PLAN



# Water Resources and Land Use



The **Water Resources** and **Land Use** Elements focus on both existing and future land use. Specifically, how existing water and sewer and changes in land use will prompt changes in both water resources and vice versa.

While the County has a Water & Sewer Plan, which is currently being updated, the inclusion of **Water Resources** in the **Comprehensive Plan** ensures that water resource considerations are directly integrated into Land Use, specifically future growth areas.



# Water Resources Plan Integration



The Water Resources Element should be consistent with the County's Water and Sewer Plan. We have continued to evaluate and consider draft versions of Water & Sewer Plan as provided.

The Water Resource Element relies on information from the Draft Water & Sewer Plan, such as water and sewer service areas and supply and demand projections. This information, in turn, informs changes to future land use.

Each version of the Water Resources Element (Chapter 9) completed to date has used best available information.



# Water Resources



Steps undertaken to date to complete the Water Resources Element:

1. Review of existing 2010 Water Resources Element
2. Review of the County's Draft 2024 Water and Sewer Plan
  - First incomplete draft provided in April 2024
  - Included proposed extensions of water and sewer service areas.
3. Technical Committee Meeting –Evaluation criteria was developed based on the plan topics. For example, Transportation, Sensitive Areas, Economic Development, Community Facilities, etc.
  - Group mapping exercise conducted using evaluation criteria to review proposed extension areas and future growth.



# Water Resources



Steps undertaken to date to complete the Water Resources Element:

4. Results of Group Exercise integrated into the draft Water Resources Element. These results were made available to DPW and their consultant to review for the Draft W&S Plan. Results informed proposed future growth areas in the Land Use Element.
5. Most recent draft of the W&S Plan provided November 4, 2024, reflected much of evaluation results outlined in the Water Resources Element.
6. There are still a few data gaps within the W&S Plan, specifically future demand.



# Water Resources TC Workshop



During the Plan Update, the Technical Committee reviewed existing and projected water and sewer service areas as included in the Draft Water & Sewer Plan and Draft Comprehensive Plan.

Service areas included: Greater Crisfield, Greater Princess Anne, Fairmount, and Westover. Maps reviewed included areas of present water service, sewer service, or both water and sewer service.



# Water Resources TC Workshop



TC Workshop was primarily focused on the review of proposed water and sewer extension areas using evaluation criteria based on other topical chapters within Comprehensive Plan. These areas were reviewed in relation to **land use**, both current and future. For each proposed utility extension shown on mapping products, participants evaluated using evaluation criteria and mapping products.

- ✓ **Priority Funding Areas**
- ✓ **Transportation**
- ✓ **Growth Areas**
- ✓ **Special Flood Hazard Areas**
- ✓ **Development Density**
- ✓ **Critical Areas**
- ✓ **Wetlands**
- ✓ **Sea Level Rise**
- ✓ **Existing Land Use**
- ✓ **Zoning**



# Water Resources TC Workshop



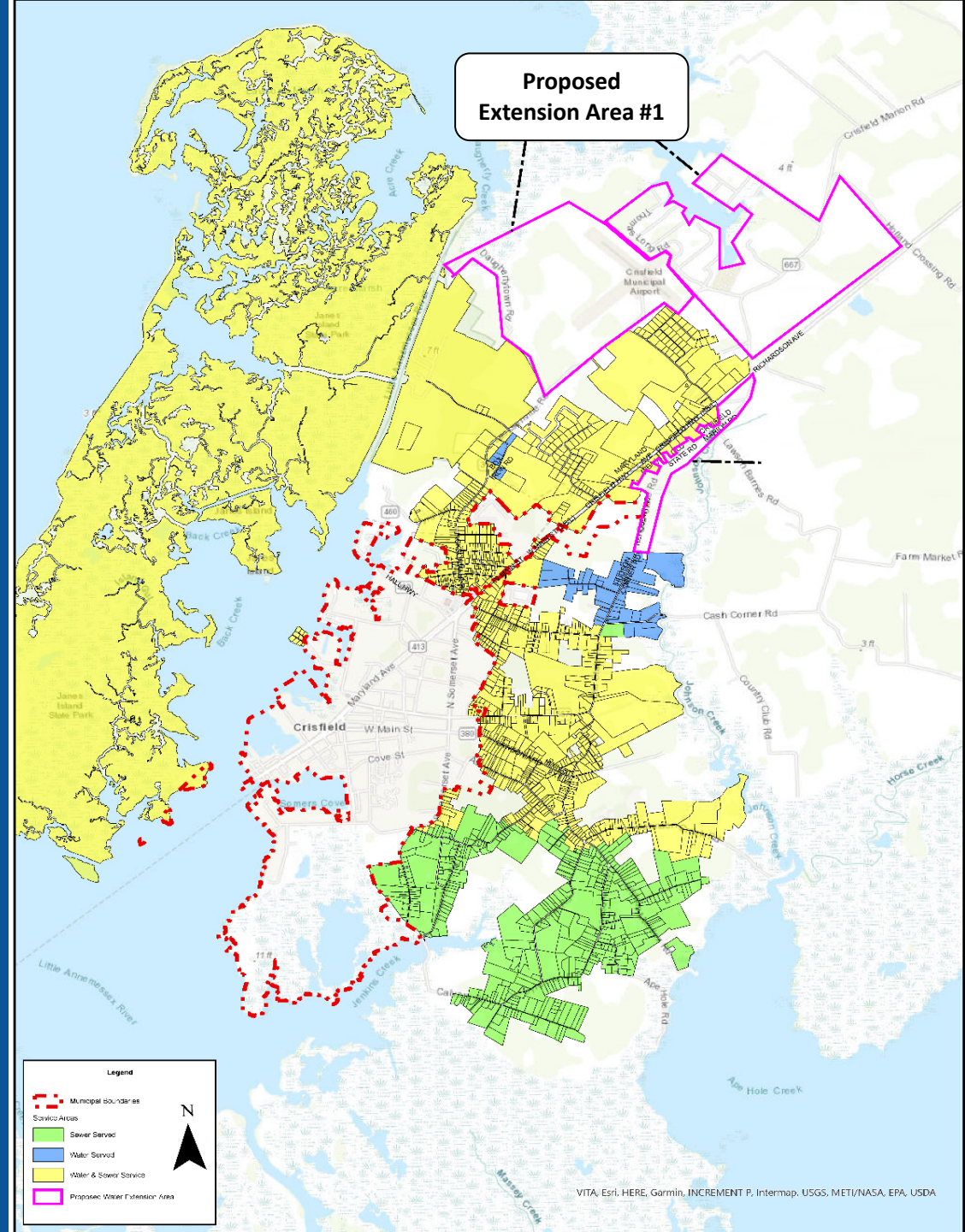
The review process identified locations in the County where additional water and/or sewer service might be needed due to planned future growth and development. While reviewing current and proposed water and/or sewer extension service, the following questions were considered for each service area:

1. Do you agree with the proposed water and/or sewer extension areas?
2. If not, what are your suggestions?
3. Do you see other connections or areas for water and/or sewer expansion, if any?
4. What are your thoughts on future growth in these areas?



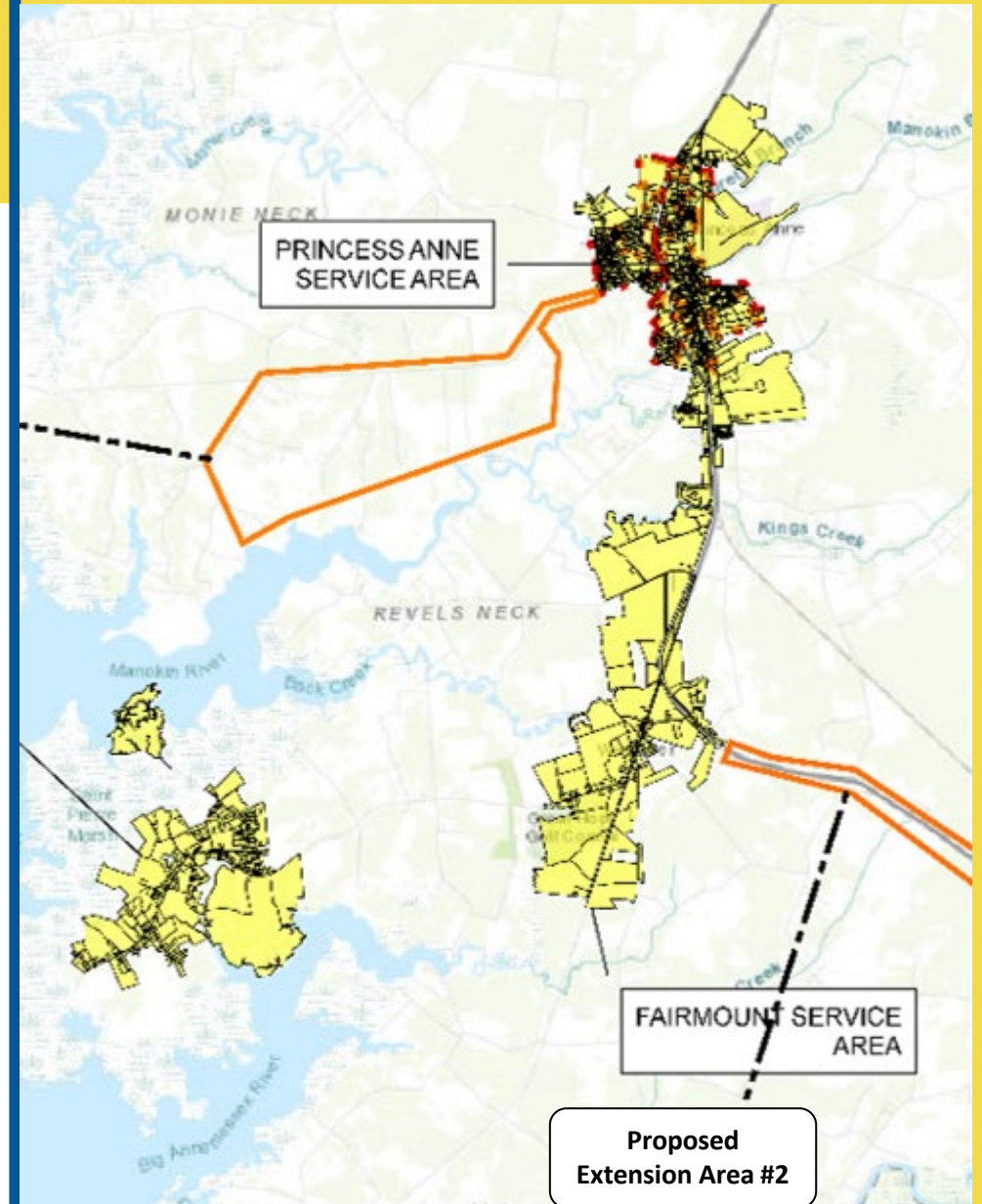
# Greater Crisfield

- **Proposed Extension Area #1:** Extend water service to areas north of MD 413, extending to Daughterytown Road and properties along the Jones Creek Area.
  - a. Expand Enterprise Zone to Holland Crossing Road
    - i. Expand Water and Sewer Service into this area as well.
  - b. Failing septic system issue has been identified by the Health Department in the Annemessex Ridge and Hearts Ease areas. Existing lot sizes are  $\frac{1}{4}$  acres or less.



# Greater Princess Anne

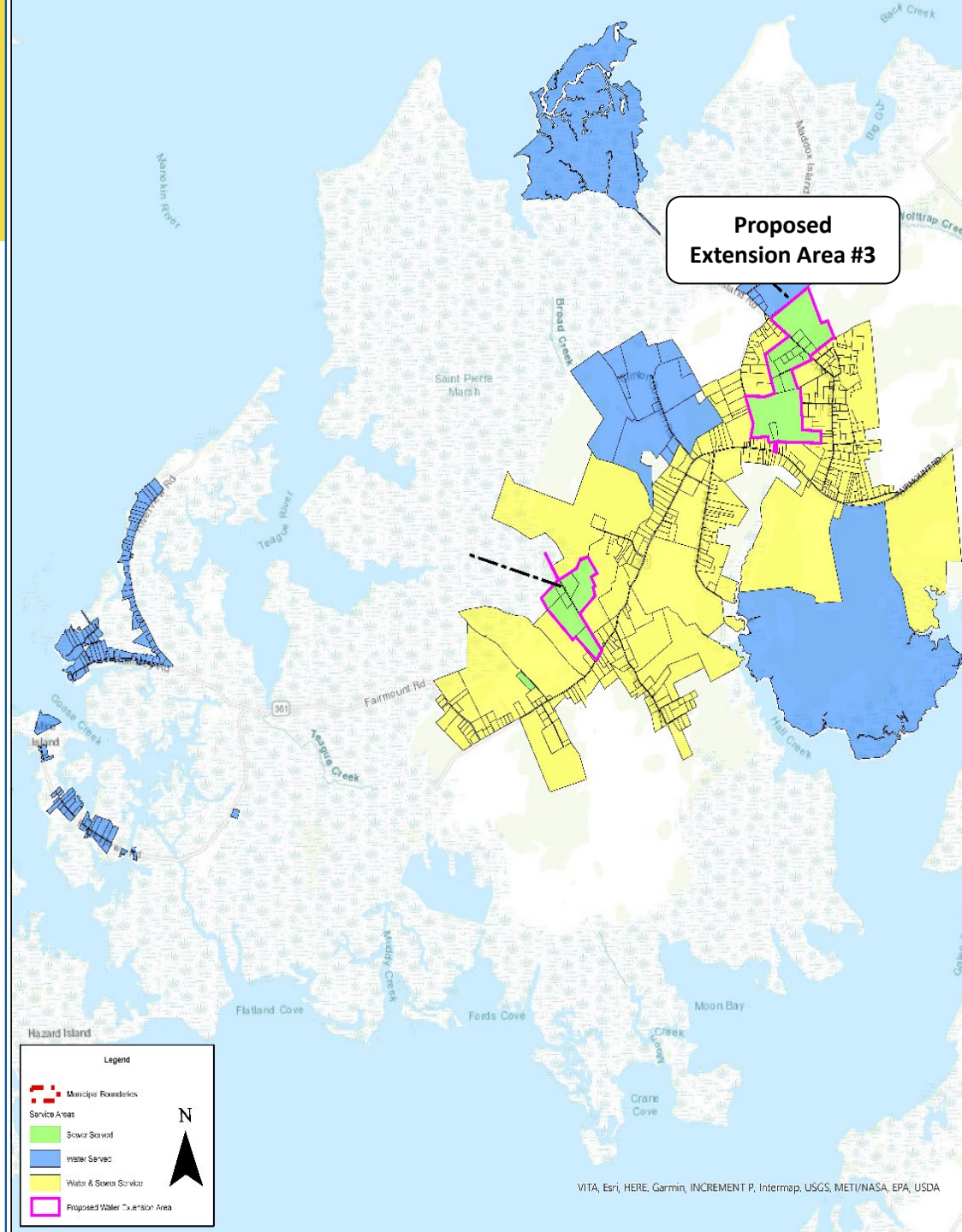
- **Proposed Extension Area #2:** Extend sewer service along U.S. Route 13 from existing service area near Old Princess Anne Road to West Pocomoke.
  - a. Chapter 4 Economic Vitality and Chapter 7 Transportation both recommend future development, thus water and/or sewer extension, primarily remain along the County's main transportation corridors.





# Fairmount

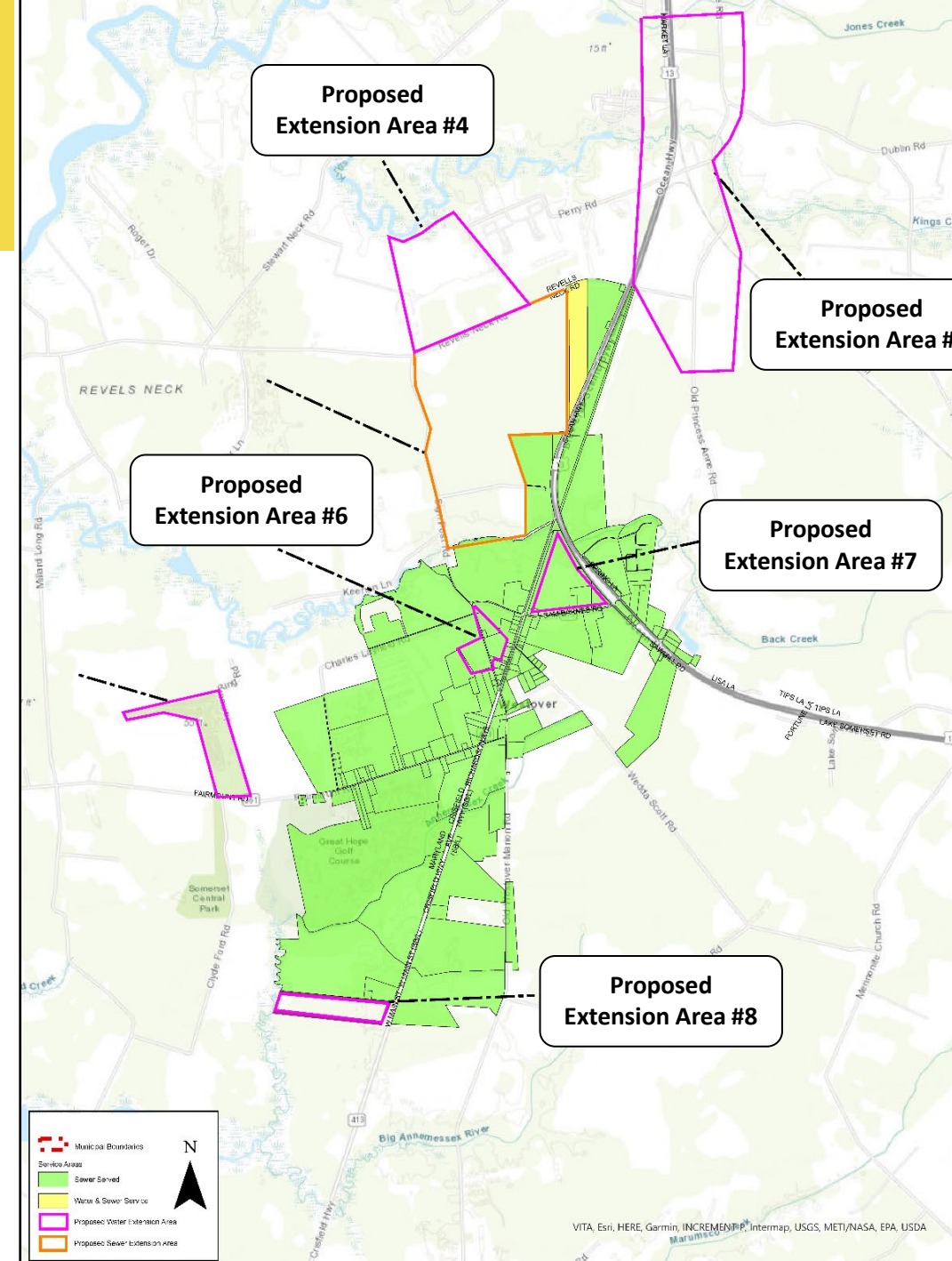
- **Proposed Extension Area #3:** Extend water service to the Upper Hill Road area.
  - a. Agricultural land could be developed if demand increases in the area. The area is also less impacted by sensitive areas than Landonville Road Area.





# Westover

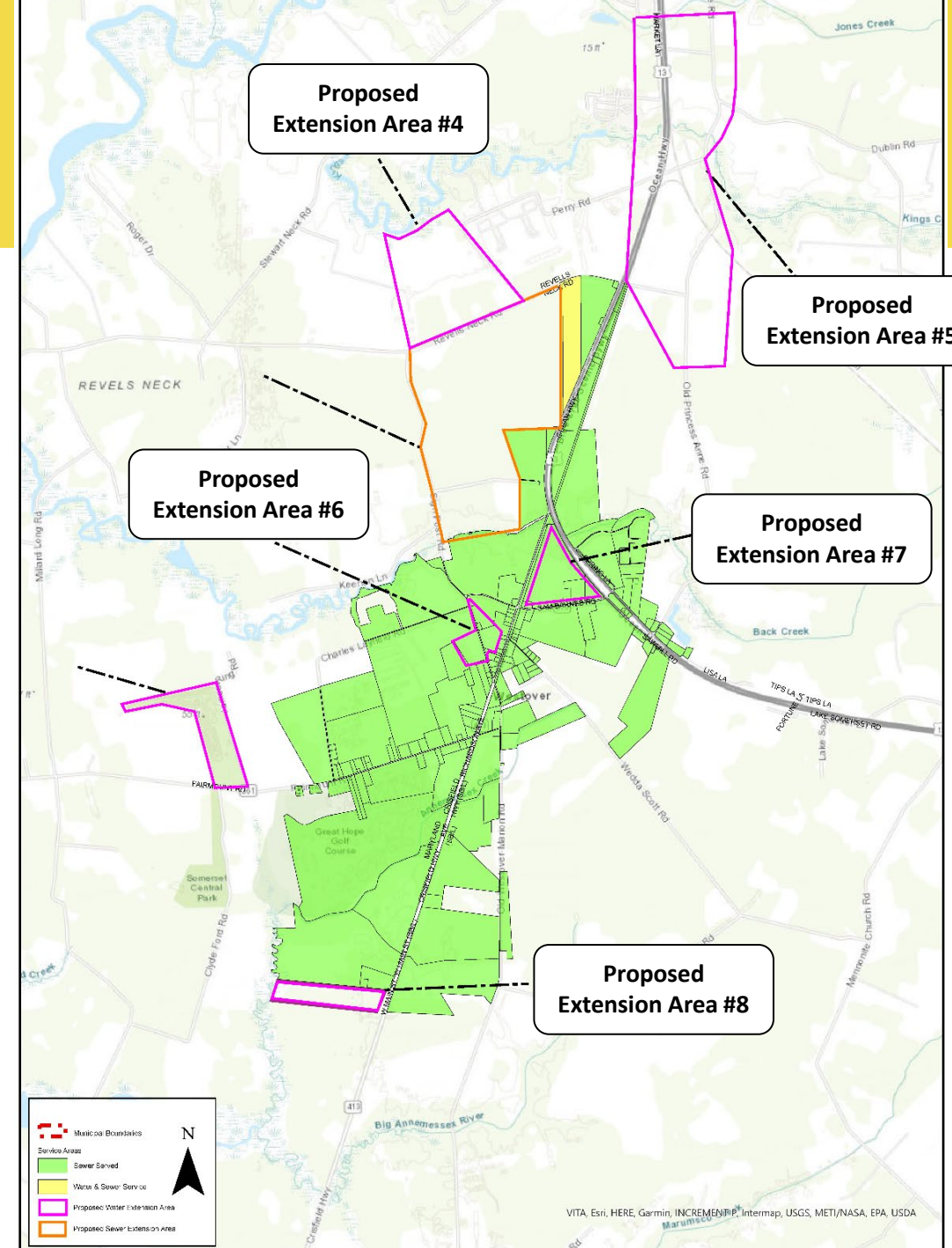
- **Proposed Extension Area #4:** Area North of Revells Neck Road next to ECI is County-owned and needs water and sewer service.
  - a. Intensely Developed Area
  - b. Proposed future industrial park
- **Proposed Extension Area #5:** Extend water service to the areas along U.S. 13 to connect Westover to Princess Anne.
  - a. This area is recommended for extension and should include more areas to the east and south of the proposed area (to follow the industrial zoning line), along Old Princess Anne Road.





# Westover

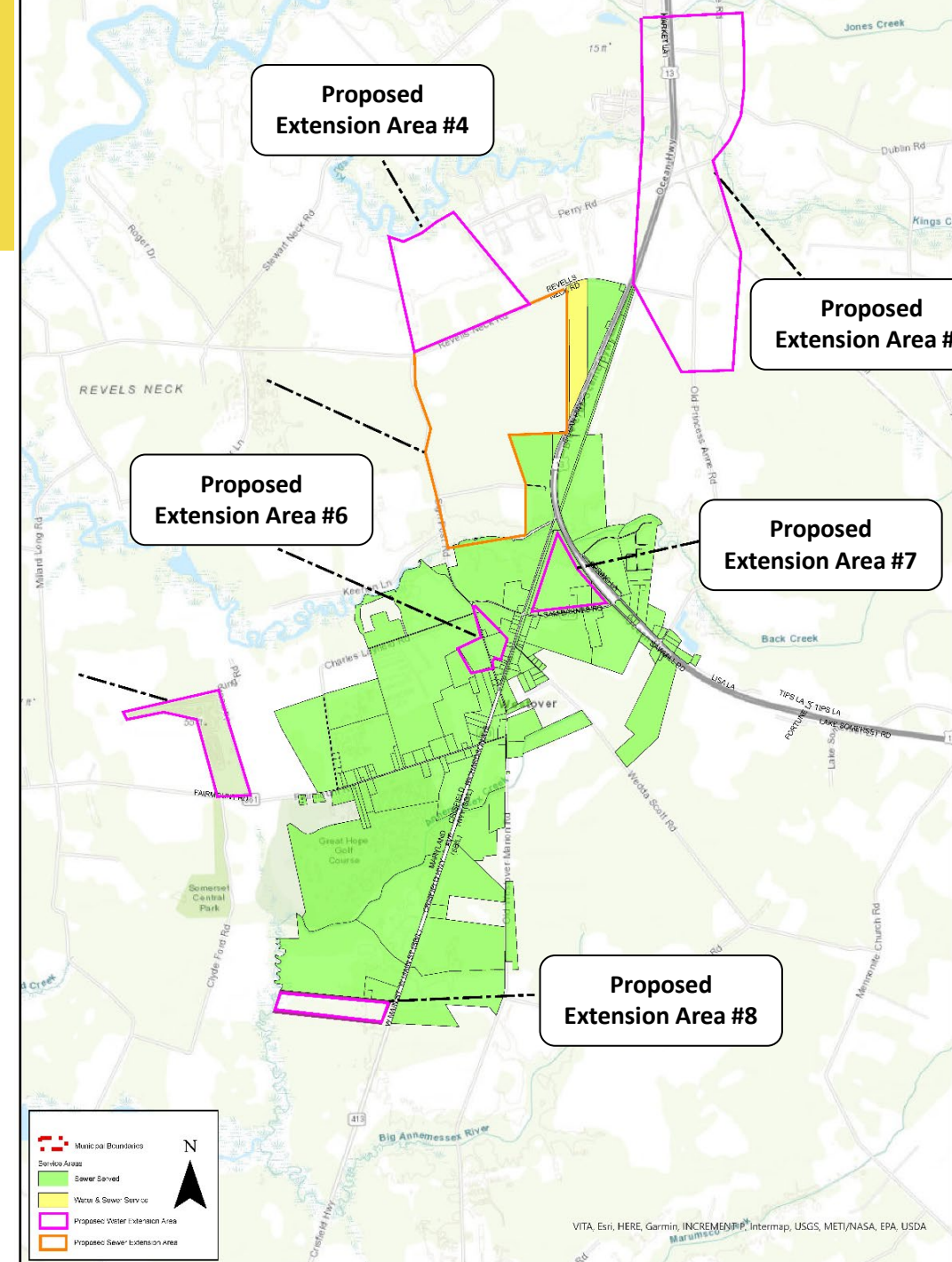
- **Proposed Extension Area #6:** Water main extension to the County Complex on Route 413
  - a. This extension would fill a need and a “doughnut” hole in service.
- **Proposed Extension Area #7:** The County-owned Park and Rec Field (Somerset County Recreation and Parks) needs water service and presently has sewer service. The park location encompasses the triangular area between Sam Barnes Road, Route 13, and Route 413.





# Westover

- **Proposed Extension Area #8:** Expand water service to the Tawes Campus Drive area to include the Sheriff's Office, JM Tawes Career and Technical School, Somerset Intermediate School, and Somerset County Technical High School.



# Water Resources Highlights



- The Draft Water & Sewer Plan and the Water Resources Element differ in that the Draft W&S Plan proposes new water and/or sewer extension areas based upon existing infrastructure, population projections, water quality, and water and sewer demand capacity.
- The Water Resources Element integrates findings from the W&S Plan in addition to conclusions drawn from other sections of the Comprehensive Plan: Sensitive Areas, Transportation Corridors, Community Facilities, Affordable Housing, and Economic Vitality.
- Some differences were found between the proposed water and sewer extension areas included in the Water Resources Element and the most recent Draft Water & Sewer Plan.



# Water Resources

- Water Supply and Demand Projections are not yet available in the Draft W&S Plan.
- Wastewater Demand Projections are not yet available in the Draft W&S Plan.

**Note:** Water and wastewater projection analysis may be completed independently utilizing the population projections as included in the Affordable Housing Element. Contingency if this data is not provided.





# Land Use

- Incorporates information from proceeding plan chapters.
- Incorporates Draft Water & Sewer Plan and Draft Water Resources Element, Chapter 9.
- Uses new Maryland Department of Planning Existing Land Use/Land Cover GIS data.



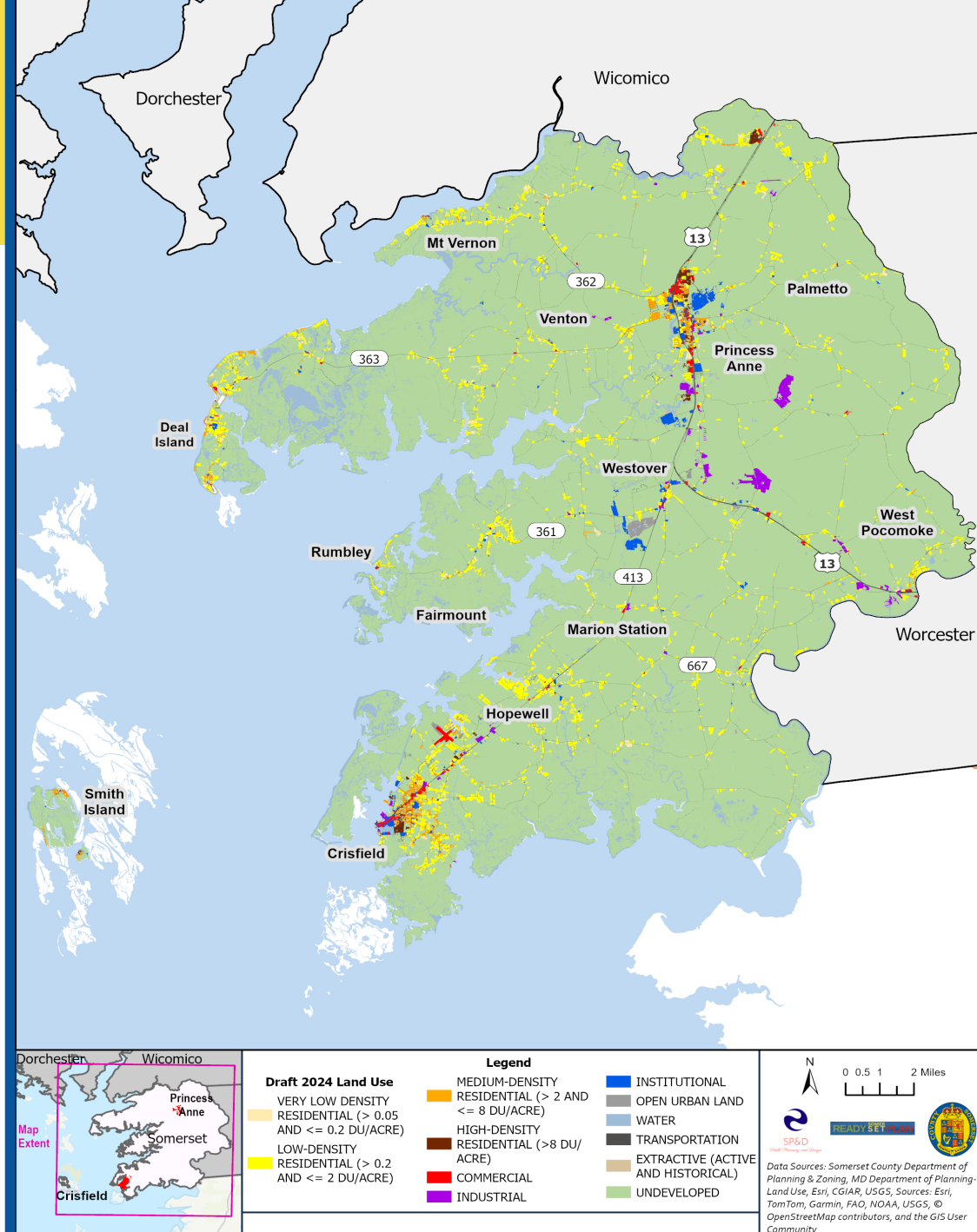
# Land Use

- Maryland Department of Planning
  - a. Current Draft Existing Land Use Data Utilized
  - b. GIS Data Access August 14, 2024
    - Due to methodology updates, the 2020 map is not comparable with MDP's 2010 Land Use Land Cover map.
    - The statewide land use map shows the general location of developed lands, including residential, commercial, industrial, institutional, and other urban lands as well as the general density of residential development.
    - MDP's land use map estimates the distribution of developed land statewide for general planning purposes and should not be used to identify land uses on individual parcels.



# Land Use

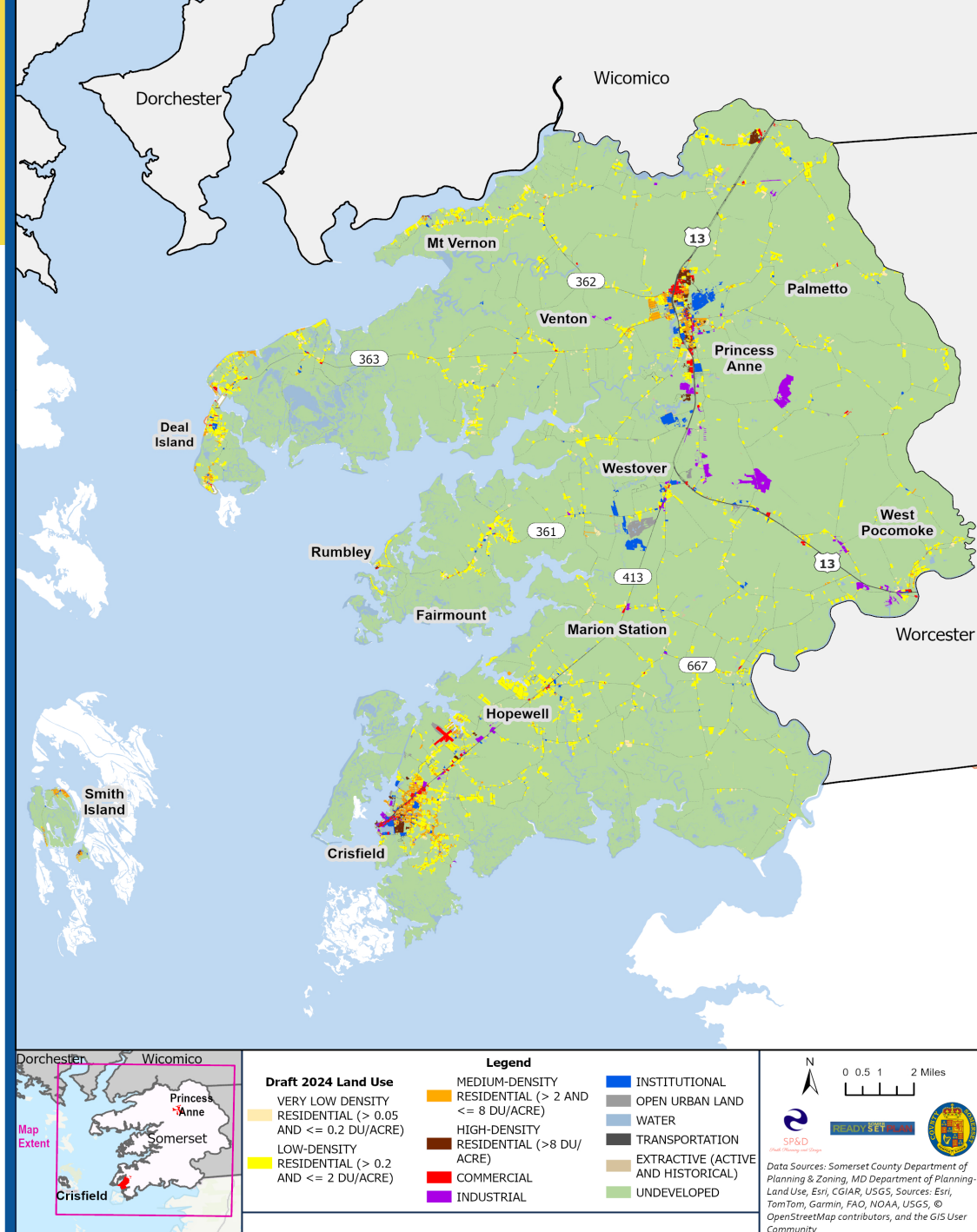
- MDP Draft Existing Land Use/Cover
  - Several methodology updates were based on newly available data, including statewide parcel polygons and high-resolution land use/land cover data from the Chesapeake Bay Program.
  - Distinguishes between developed and undeveloped portions of developed parcels.
  - Product no longer includes non-urban land use and land cover information.





# Land Use

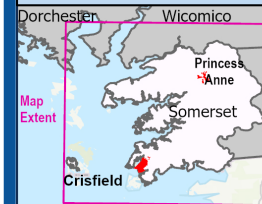
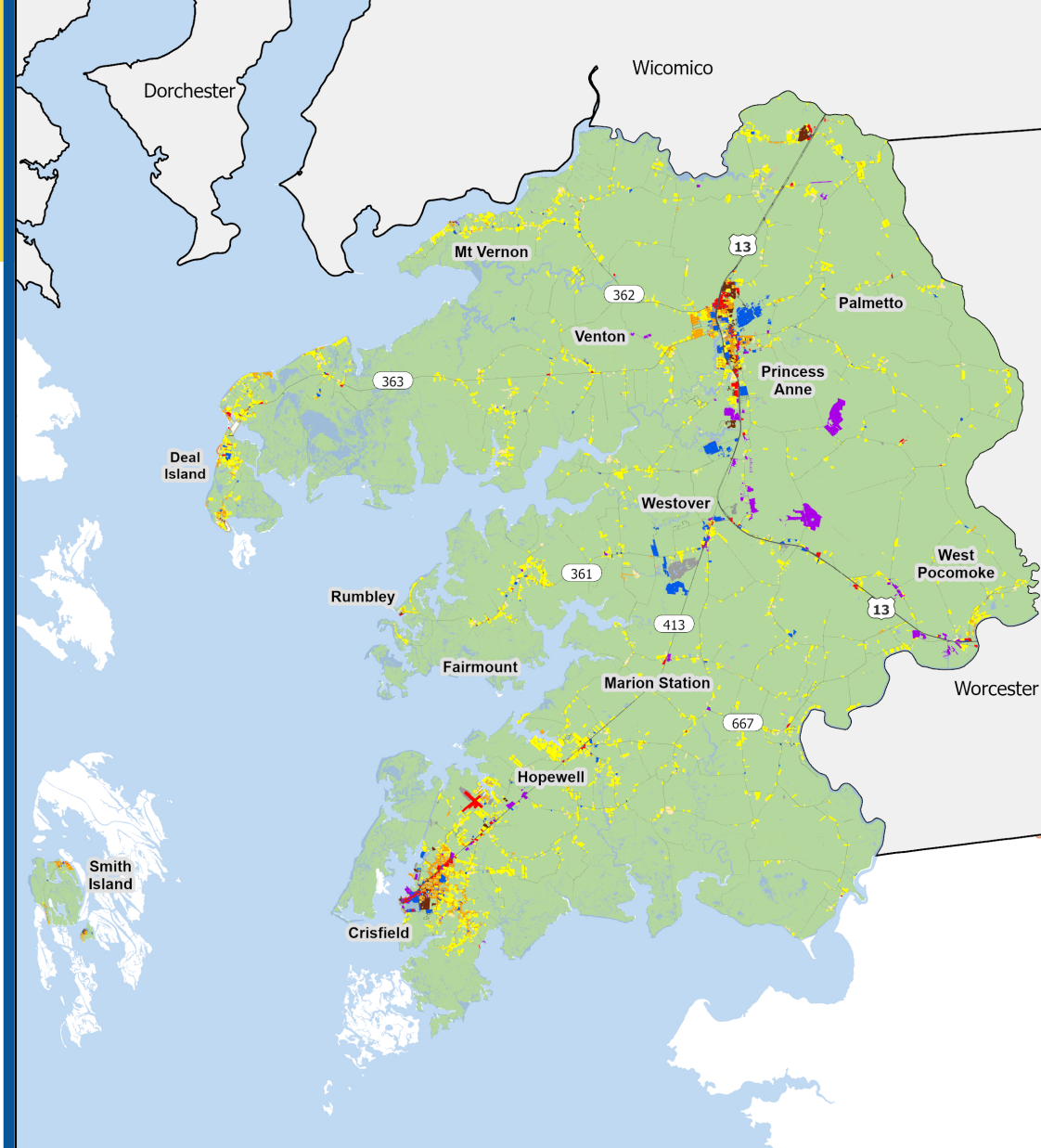
- Maryland Department of Planning Draft Statewide Land Use/Cover Classification Definitions
  - Urban Land Uses
  - Water
  - Transportation
  - Undeveloped Resource Land





# Land Use

- Another project deliverable was developed for this Comprehensive Plan – New Parcel Based Existing Land Use
- Traditionally used for existing land use map in Comprehensive Plans.



Draft 2024 Land Use		Legend	
VERY LOW DENSITY RESIDENTIAL (> 0.05 AND <= 0.2 DU/ACRE)	RESIDENTIAL (> 2 AND <= 8 DU/ACRE)	INSTITUTIONAL	OPEN URBAN LAND
LOW-DENSITY RESIDENTIAL (> 0.2 AND <= 2 DU/ACRE)	HIGH-DENSITY RESIDENTIAL (>8 DU/ACRE)	WATER	TRANSPORTATION
COMMERCIAL	INDUSTRIAL	EXTRACTIVE (ACTIVE AND HISTORICAL)	UNDEVELOPED

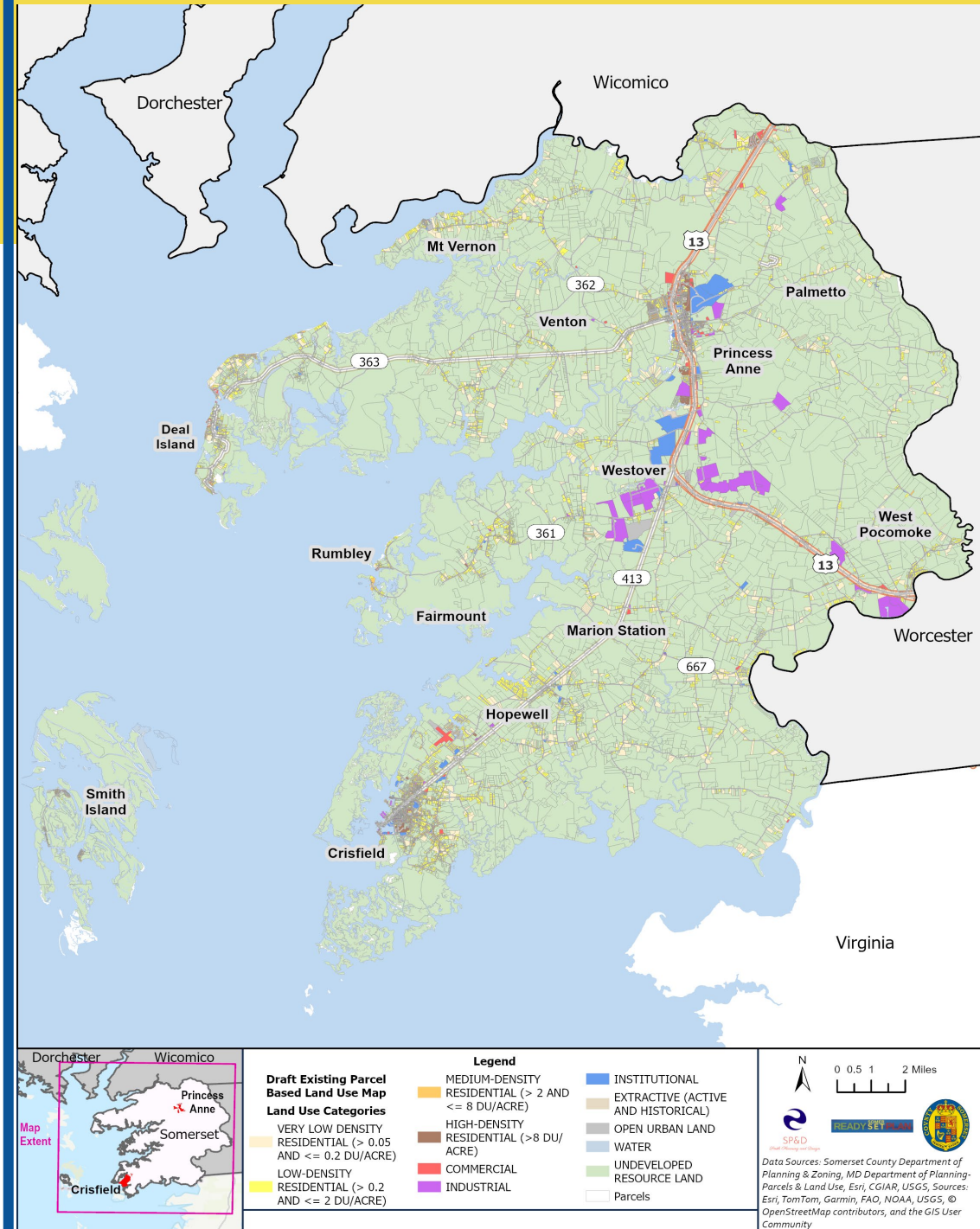
0 0.5 1 2 Miles

Data Sources: Somerset County Department of Planning & Zoning, MD Department of Planning & Zoning, Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©



# Land Use

- Full Methodology included in Appendix.
  - a. Transferred MDP Draft 2024 Land Use Categories to Somerset County Parcels
    - for initial designation. ArcGIS Analysis Tool Utilized
    - Visual Inspection Conducted
    - Where necessary, Parcels Land Use Classification Modified
    - Where necessary, Parcels Split
  - b. Parcel Based Land Use
    - Traditional Approach
    - Enables Future Parcel Based Land Use





**Draft Existing Parcel Based Land Use Map**

**Land Use Categories**

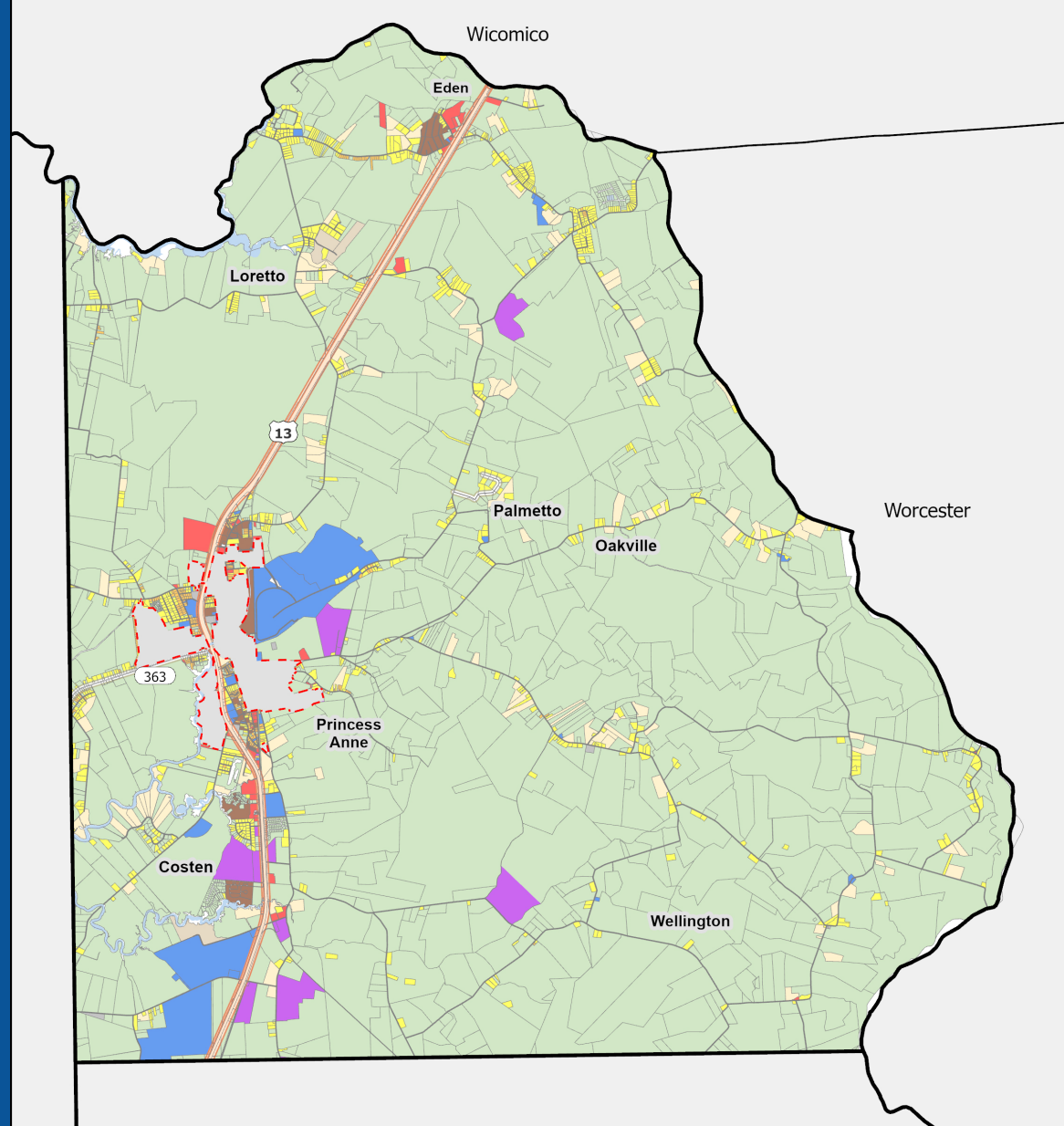
- VERY LOW DENSITY RESIDENTIAL (> 0.05 AND <= 0.2 DU/ACRE)
- LOW-DENSITY RESIDENTIAL (> 0.2 AND <= 2 DU/ACRE)

**Legend**

- MEDIUM-DENSITY RESIDENTIAL (> 2 AND <= 8 DU/ACRE)
- HIGH-DENSITY RESIDENTIAL (>8 DU/ACRE)
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- OPEN URBAN LAND
- WATER
- UNDEVELOPED RESOURCE LAND
- Parcels
- Northwest Quad

0 0.5 1 2 Miles

*Data Sources: Somerset County Department of Planning & Zoning, MD Department of Planning-Parcels & Land Use, Esri, CGIAR, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User*



**Draft Existing Parcel Based Land Use Map**

**Land Use Categories**

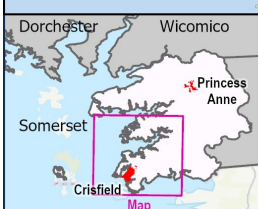
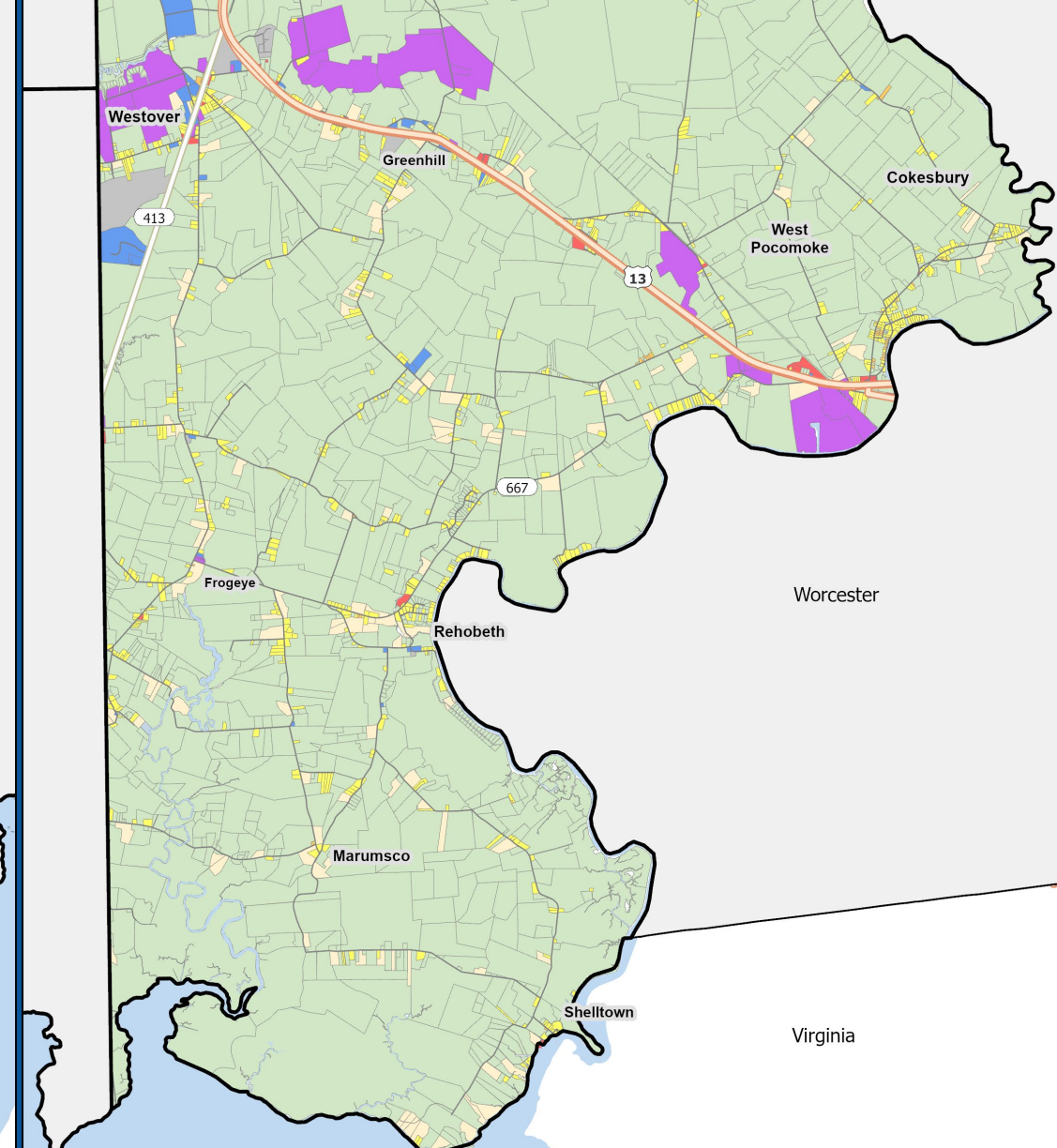
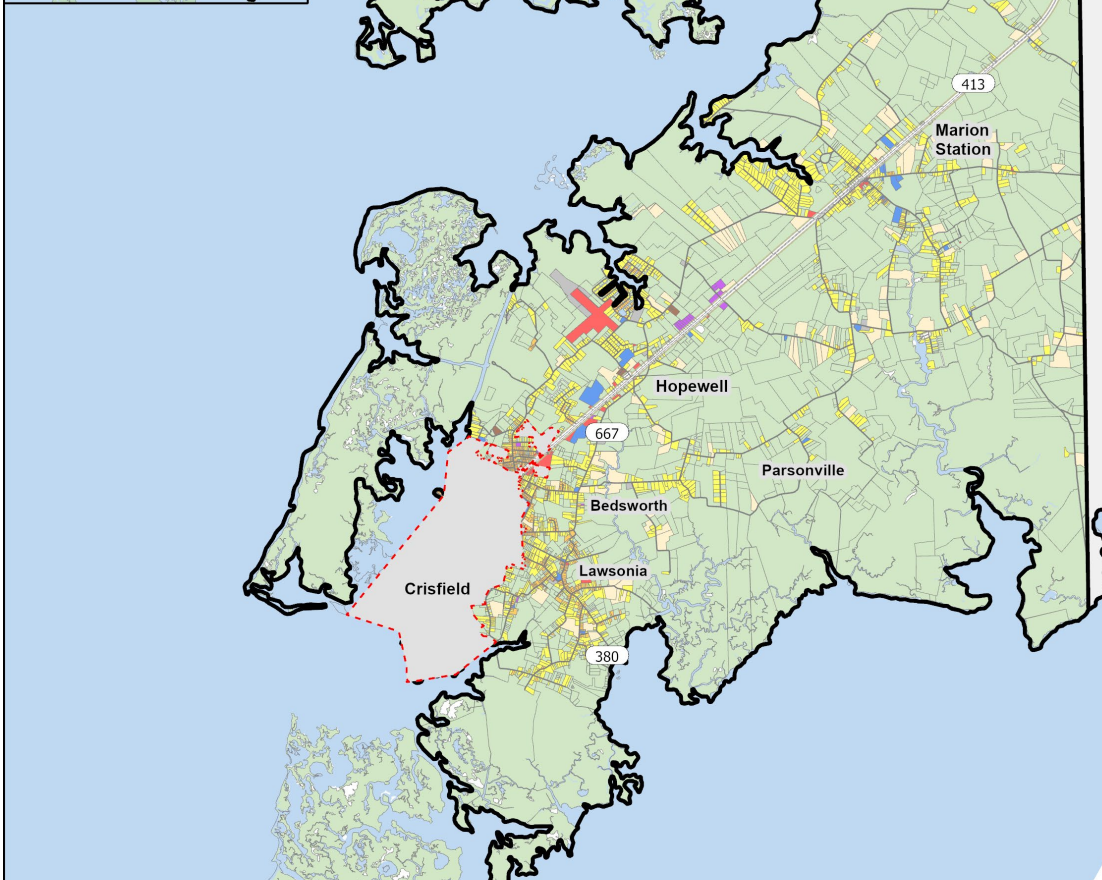
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**Legend**

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- HIGH-DENSITY RESIDENTIAL (>8 DU/ACRE)
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- EXTRACTIVE (ACTIVE AND HISTORICAL)
- OPEN URBAN LAND
- WATER
- UNDEVELOPED RESOURCE LAND
- Parcels
- Northeast Quad

0 0.4 0.8 1.6 Miles

*Data Sources: Somerset County Department of Planning & Zoning, MD Department of Planning-Parcels & Land Use, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User*



**Draft Existing Parcel Based Land Use Map**

**Land Use Categories**

- VERY LOW DENSITY RESIDENTIAL (> 0.05 AND <= 0.2 DU/ACRE)
- LOW-DENSITY RESIDENTIAL (> 0.2 AND <= 2 DU/ACRE)
- MEDIUM-DENSITY RESIDENTIAL (> 2 AND <= 8 DU/ACRE)
- HIGH-DENSITY RESIDENTIAL (>8 DU/ACRE)
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- OPEN URBAN LAND
- WATER
- UNDEVELOPED RESOURCE LAND
- Parcels
- Southwest Quad

Scale: 0 0.5 1 2 Miles

SP&D READY SET GO

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**Draft Existing Parcel Based Land Use Map**

**Land Use Categories**

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- MEDIUM-DENSITY RESIDENTIAL (> 2 AND <= 8 DU/ACRE)
- HIGH-DENSITY RESIDENTIAL (>8 DU/ACRE)
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- OPEN URBAN LAND
- WATER
- UNDEVELOPED RESOURCE LAND
- Parcels
- Southeast Quad

Scale: 0 0.4 0.8 1.6 Miles

SP&D READY SET GO

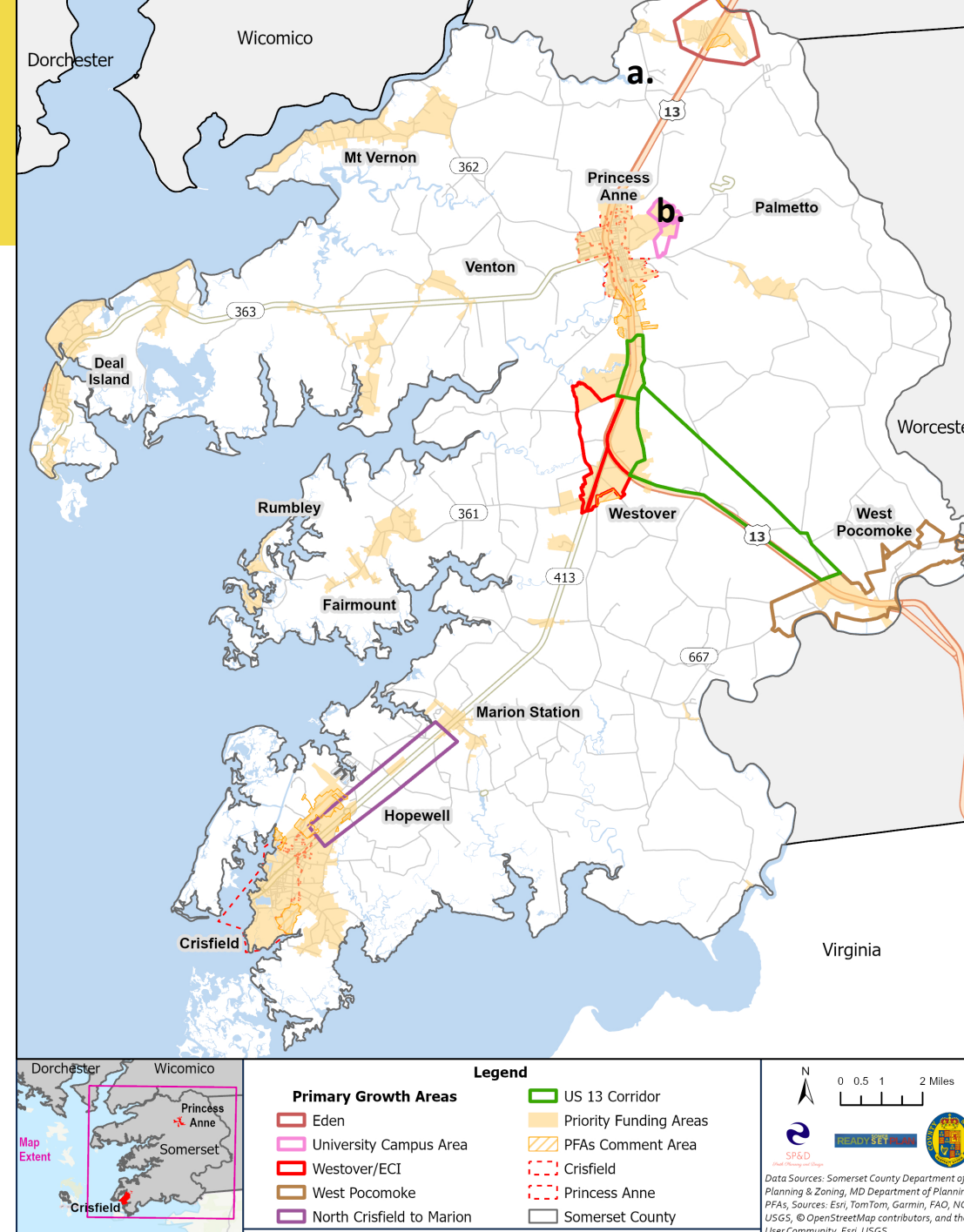
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# Land Use

- Primary Growth Areas & Description of Land Use
  - a. Eden - Residential development drawing from Wicomico County.
  - b. University Campus Area - University expansion, with supporting residential uses (students and faculty).

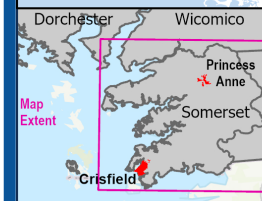
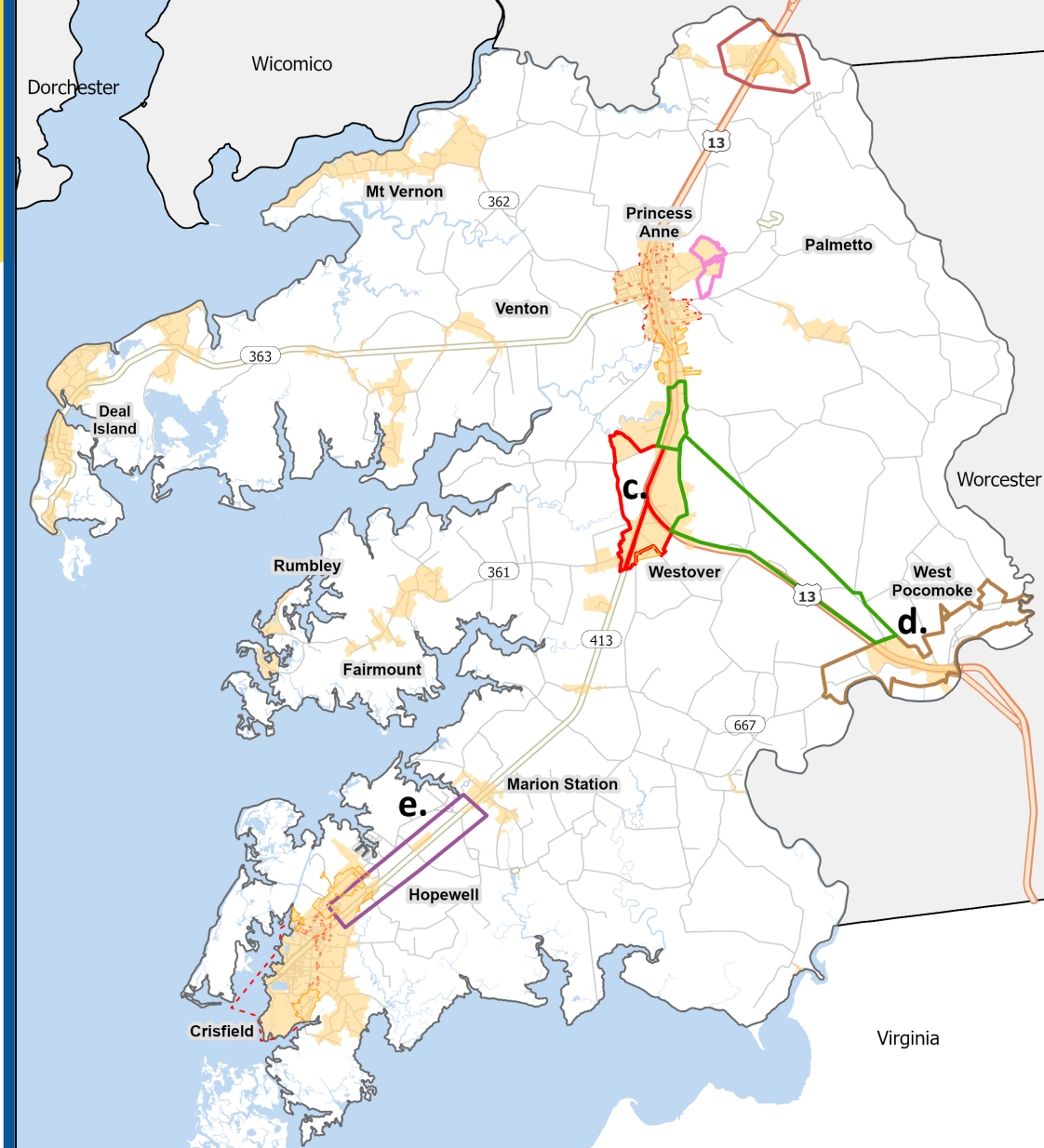




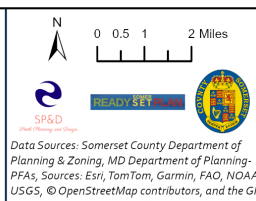
# Land Use

## • Primary Growth Areas & Description of Land Use

- c. Westover/ECI - New community, shopping center, Industrial, warehousing and transportation uses.
- d. West Pocomoke - Industrial and commercial expansion west of the river. Some residential growth.
- e. North Crisfield to Marion - Residential growth and supporting commercial areas.



Legend	
Primary Growth Areas	US 13 Corridor
Eden	Priority Funding Areas
University Campus Area	PFAs Comment Area
Westover/ECI	Crisfield
West Pocomoke	Princess Anne
North Crisfield to Marion	Somerset County

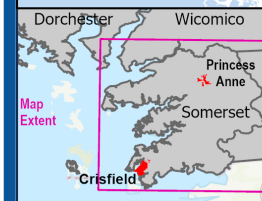
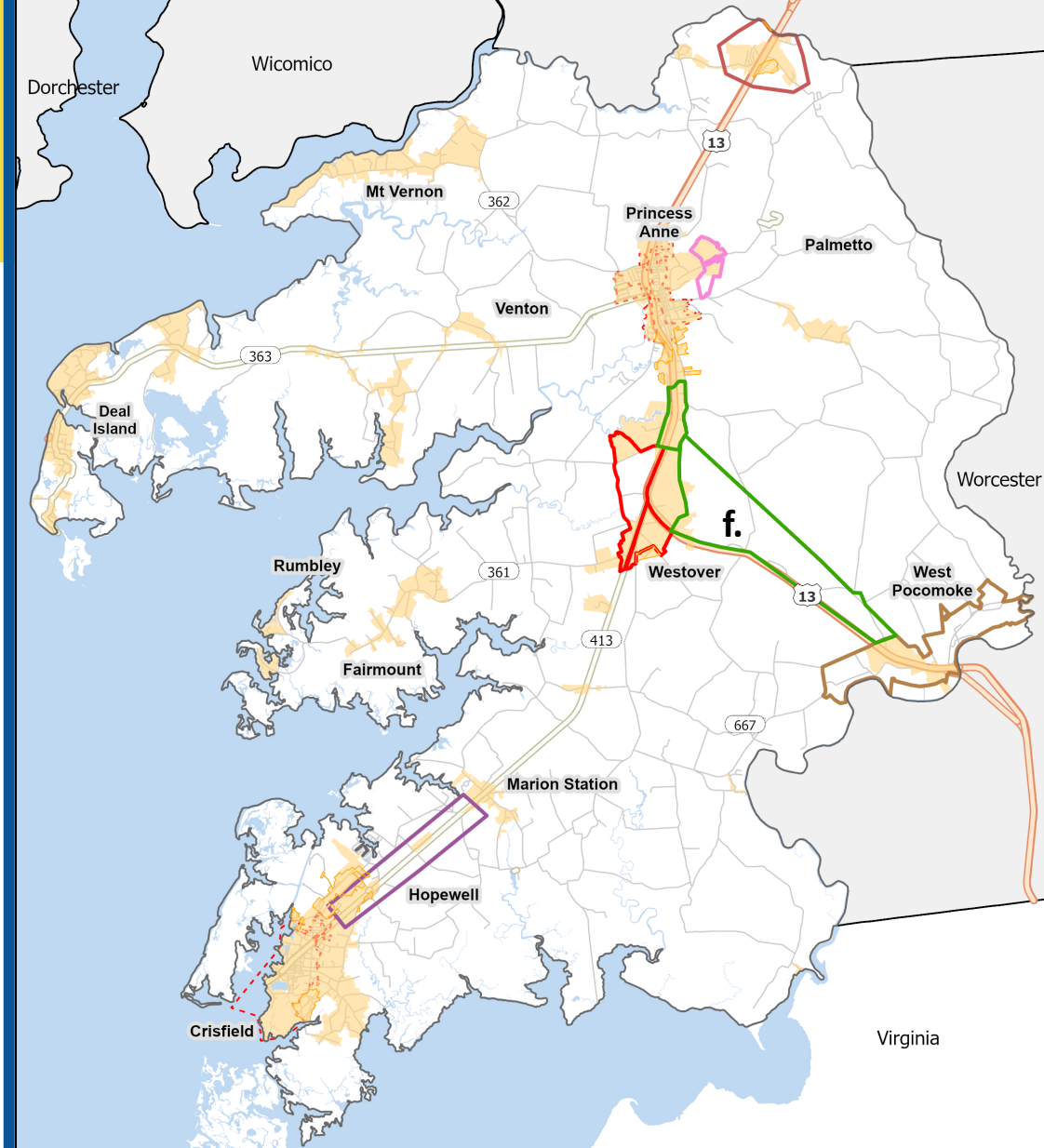




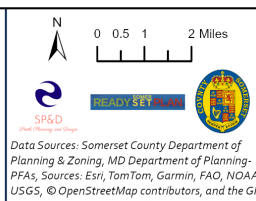
# Land Use

- Primary Growth Areas & Description of Land Use

f. US 13 Corridor - Access points meeting development criteria of a Limited Access Overlay Zone. Specific sections include Old Princess Anne Road to West Pocomoke.



Legend	
Primary Growth Areas	US 13 Corridor
Eden	Priority Funding Areas
University Campus Area	PFAs Comment Area
Westover/ECI	Crisfield
West Pocomoke	Princess Anne
North Crisfield to Marion	Somerset County

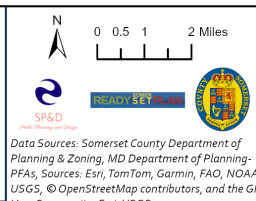
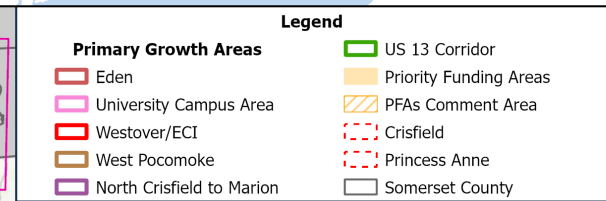
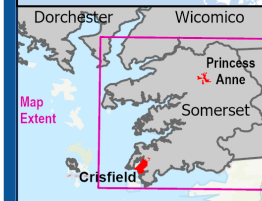
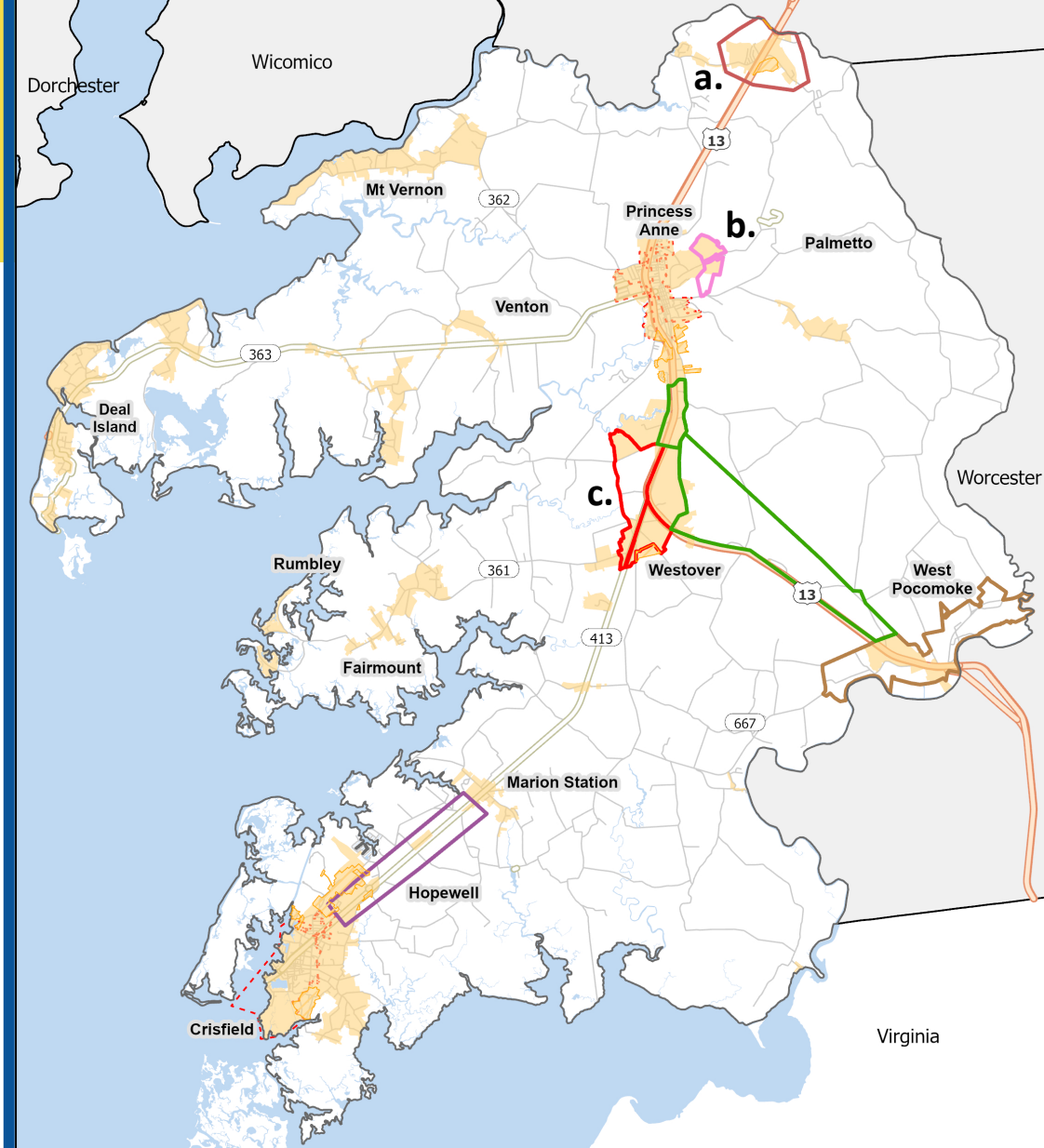


Data Sources: Somerset County Department of Planning & Zoning, MD Department of Planning - PFAs, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, USGS.



# Changes to Priority Funding Area

- Primary Growth Areas & Priority Funding Areas (PFA)
  - a. Eden – PFA would need to be expanded beyond current boundary to accommodate projected residential development.
  - b. University Campus Area – PFA needs to be extended south of current PFA boundary.
  - c. Westover/ECI – PFA is in the northern and southern portion of this growth area, however the PFA needs to be connected in the center to accommodate the entire growth area.

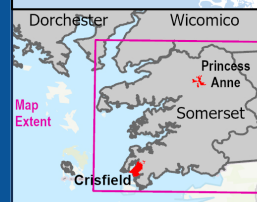
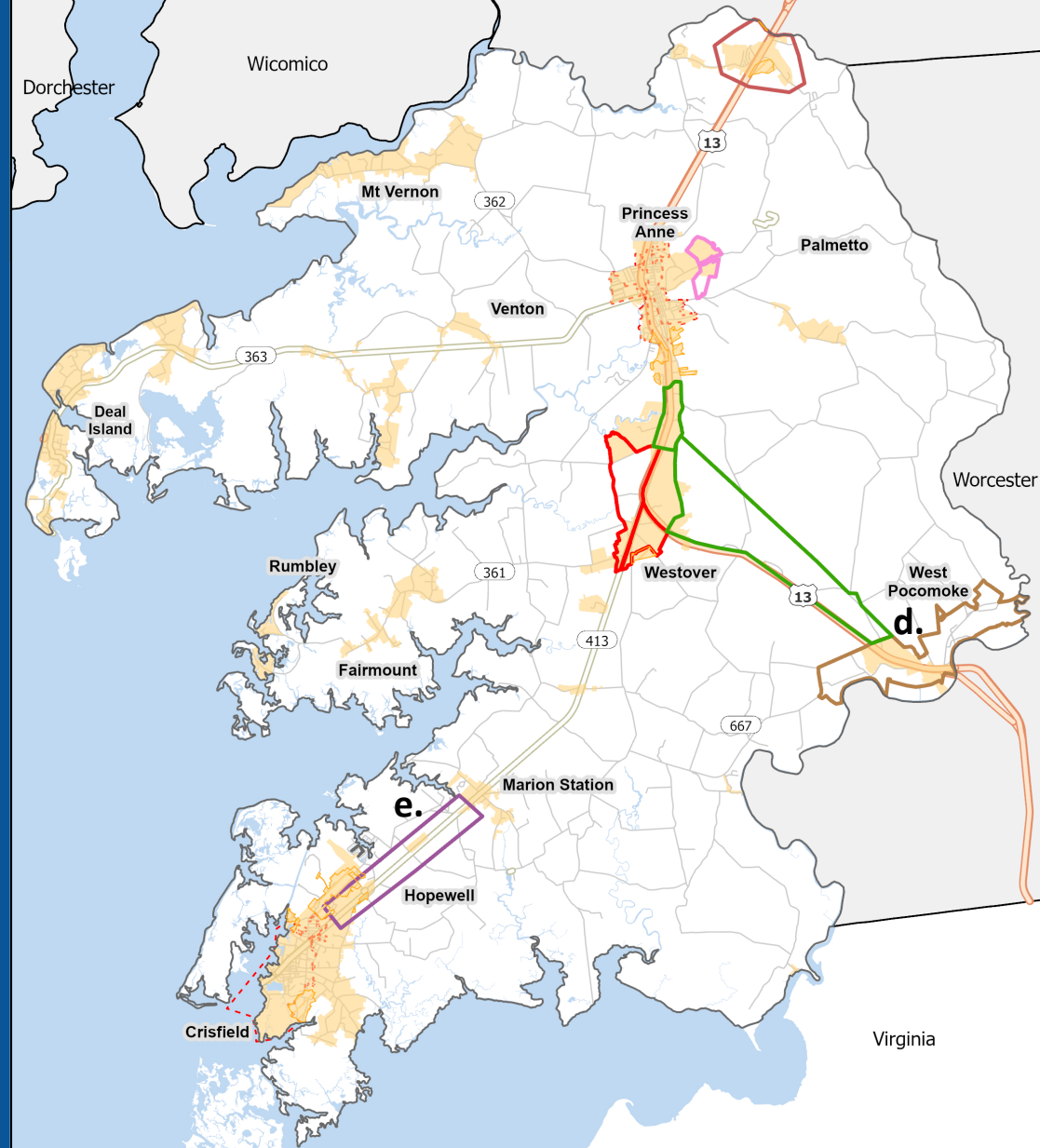




# Changes to Priority Funding Area

- Primary Growth Areas & Priority Funding Areas

- d. West Pocomoke – PFA would need to be expanded to accommodate industrial and commercial expansion as well as some residential growth.
- e. North Crisfield to Marion – PFA is located in sections along MD 413, however expand Greater Crisfield PFA to Marion Station. Includes enterprise zone.



Legend	
Primary Growth Areas	US 13 Corridor
Eden	Priority Funding Areas
University Campus Area	PFAs Comment Area
Westover/ECI	Crisfield
West Pocomoke	Princess Anne
North Crisfield to Marion	Somerset County

0 0.5 1 2 Miles

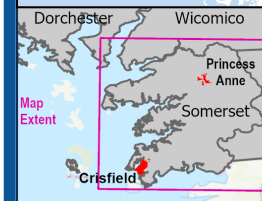
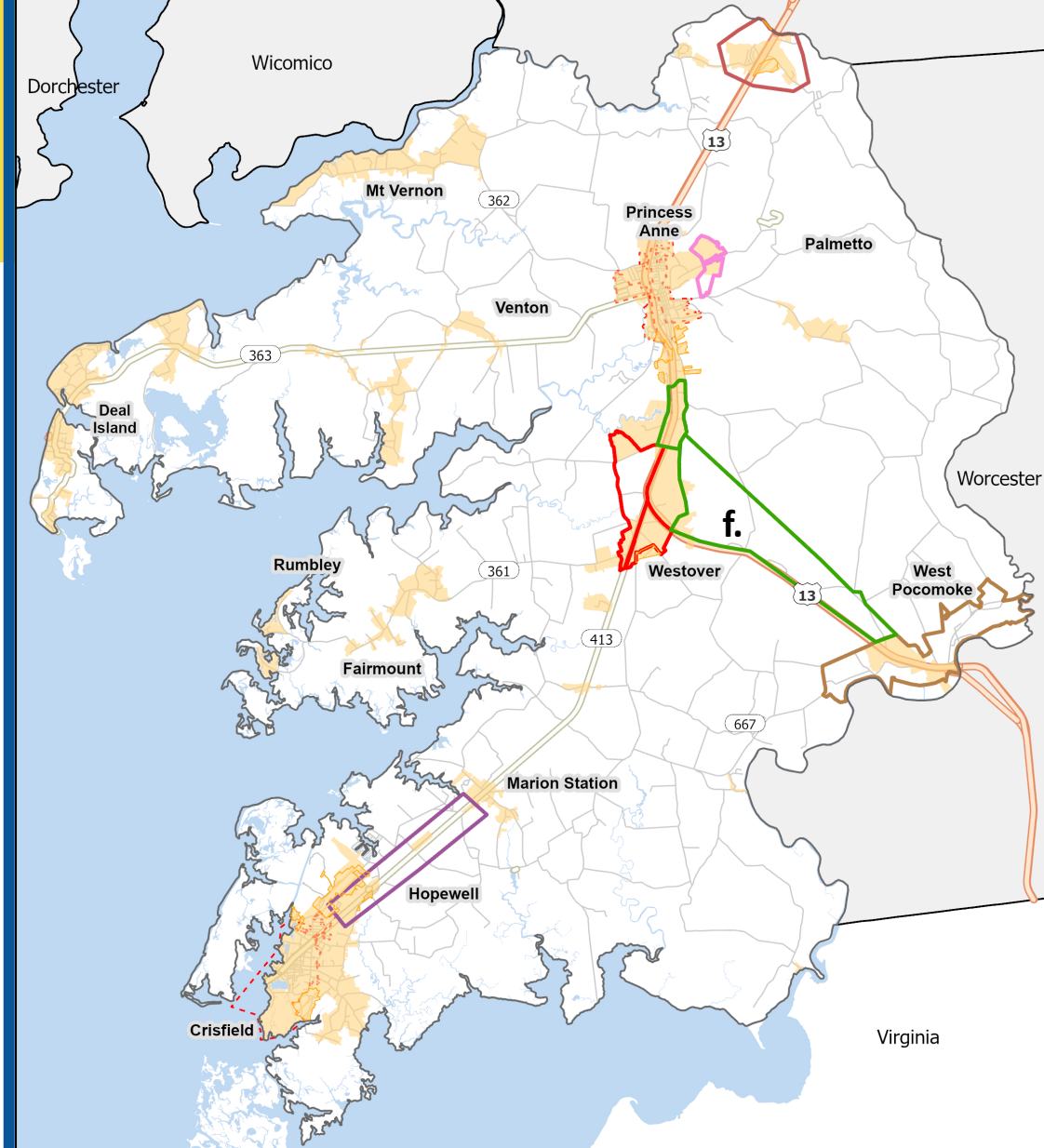
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# Changes to Priority Funding Area

- Primary Growth Areas & Priority Funding Areas

f. US 13 Corridor – a connection between Westover PFA to West Pocomoke PFA is needed.



Legend	
Primary Growth Areas	US 13 Corridor
Eden	Priority Funding Areas
University Campus Area	PFAs Comment Area
Westover/ECI	Crisfield
West Pocomoke	Princess Anne
North Crisfield to Marion	Somerset County

0 0.5 1 2 Miles

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# Next Steps

- Incorporate or generate future water & sewer demand projections for Water Resources.
- Technical & Community Services staff review of Growth Areas and PFA Amendments.
- Finalize Future Land Use Map.
- Chapter 10 Land Use draft submittal for review and comment.
- New Chapter – Priority Preservation Areas
- Cohesive Draft Comprehensive Plan